



Wisconsin Department of Transportation

Division of Transportation
Bureau of Technical Services
PO Box 7986
Madison, WI 53707-7986

TO: Prospective Bidders
For Surplus State Highway Land

Sealed Bid Sale of Surplus State-Owned Land

The location of the parcel is located in at 2752 Capital Drive, Sun Prairie, Wisconsin 53590. This property is described as part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Town 8 North, Range 10 East. City of Sun Prairie, Wisconsin. Tax ID number is 282-0810-144-8441-1.

The Department of Transportation solicits your sealed bid for the purchase of the above-mentioned parcel of surplus real estate. This parcel consists of approximately 2.5 acres of improved property. The property is improved with a 24,840 square foot steel frame structure, asphalt parking area, fixtures and landscaping. It is presently highway right of way. Access will be allowed from Capital Drive to the surplus land. Purchaser will be responsible for any necessary rezoning. A map is attached depicting the property.

If you are interested in bidding on this land, carefully read the instructions in the enclosed bulletin. In addition to terms of sale, the bulletin also contains a sample deed incorporating sample language for legal description of the parcel with deed restrictions, a plat, information on zoning, utility service, etc. and the official forms on which your bid must be recorded.

Our minimum acceptable bid for this property is \$1,423,900.00. This is based on the review of an appraisal report completed by Otis Thomas. **A bid deposit in the form of a certified check or cashier's check in the amount of \$142,500.00 payable to the Wisconsin Department of Transportation must accompany the bid.** The deposit of the high bidder will be applied towards the purchase price. The bid deposits of unsuccessful bidders will be returned.

If you need clarification of the bid instructions, I will be happy to assist you. Please contact me at (608) 266-0786.

Sincerely,

John Fandrich
Property Management Officer
Enclosures

LOCATION OF PARCEL: The location of the parcel is 2752 Capital Drive, Sun Prairie, Wisconsin 53590. Described as part of the NE ¼ of SE ¼, Section 14, Town 8 North, Range 10 East, City of Sun Prairie, Wisconsin. Tax ID number is 282-0810-144-8441-1.

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GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALE

The Department of Transportation urges you to visit and inspect the surplus parcel at the open house you are interested in before you bid. All lands will be conveyed on as "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: The location of the parcel 2752 Capital Drive, City of Sun Prairie.
2. Project ID 1112-07-22, Parcel 24
3. Area of Site: ± 2.50 acres with a 24,840 square foot steel frame structure, asphalt parking area, fixtures and landscaping.
4. Present Zoning: Right-of-Way
5. Sample Deed with legal description sample language and deed restrictions: See Pages 5 & 6.
6. Taxes or Assessments Levied against Site: None known. Any taxes or assessments will be the responsibility of the Purchaser.
7. Sun Prairie has sewer service available, as well as electrical and telephone service.

GENERAL TERMS OF SALE

1. Deadline for Bid Opening

It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.

2. Award of Bid

After payment of the full bid price, the Department of Transportation will award title of the property to the bidder whose bid conforms to the terms and conditions stated in this bulletin and which recites the highest dollar value over the stated minimum bid. In the event that two or more high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders.

3. Modification or Withdrawal of Bids

The Department of Transportation will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the property offered for sale or misinterpretation of the terms and conditions of the sale.

4. Notice of Acceptance or Rejection of Bids

You will be notified by mail of acceptance or rejection of your bid within ten (10) business days after the day of bid opening.

5. Contract for Sale

After the high bid was been accepted by the Department of Transportation and the sale approved by the Governor, a sale agreement between the successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless modified in writing and signed by both parties. Neither oral statements or representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department of Transportation. Any assignment transaction without such consent shall negate the sale. (See Item 7 below.)

6. Grounds for Rejection of Bids

The Department of Transportation expressly reserves the right to reject any or all bids when deemed as irregular or when such bid is in an amount less than the published minimum bid based upon the state's appraised fair value. Bids containing any qualifying or contingent clauses not mentioned in this bulletin will be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.

7. Forfeiture of Bid Deposit

In the event of a default by the high bidder in the performance of the contract of sale created by the Department of Transportation accepting that bid, the bid deposit shall be forfeited. The Department of Transportation shall take such actions, as it deems necessary and appropriate to enforce the contract. Those actions may include legal redress, awarding title to the second high bidder or re-advertising the site for sale.

8. Transfer of Title

Transfer of title to the property to the successful bidder will be by a Quit Claim Deed. The deed will be executed by the Department of Transportation on behalf of the State of Wisconsin and will recite approval of the Governor as required by the Section 84.09(5), Wisconsin Statutes. A sample Quit Claim Deed, which includes the legal description and deed restrictions, is included on pages 5 and 6.

9. Final Payment to Seller and Recording of Deed

The high bidder shall on a mutually agreeable date not later than 30 days after acceptance of the bid and Governor's Approval of the sale, tender to the Department of Transportation the balance of the purchase price. Upon receipt of that payment Department of Transportation will record the Quit Claim Deed at the Dane County Register of Deeds Office and once recorded will forward the deed to the successful bidder.

10. Delivery of Deed

Once the deed has been recorded, the Department will deliver the original deed to the purchaser.

11. Title Evidence

The buyer will assume the expense of procuring any abstracts or title insurance that may be required.

12. Certified Surveys

No survey has completed on the parcel and but a copy of the Project Plat pages is attached. The purchaser assumes any and all costs of rezoning and surveying. Parcel will be transferred with a metes and bounds description.

13. Special Assessments

The buyer will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the parcel at the time of sale. Amounts of these outstanding charges will be disclosed in the bulletin if known. None are known to exist.

14. Real Estate Taxes

The buyer will be liable for all general real estate taxes levied against the parcel after title is transferred.

INSTRUCTIONS TO BIDDERS

1. Special Bid Form

You must submit your bid on copy of the special Bid Form provided with this bulletin Pages 8 and furnish all information called for. One copy (page 7) is provided for your records. If your bid is submitted on other forms or it fails to furnish all information required it might be rejected at the sole option of the Department of Transportation. Your bid should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing it and it must be signed by you or your agent in ink.

2. Special Bid Envelope

Your bid form should be placed in the special envelope accompanying this proposal. Your name and address should be placed in the upper left hand corner of this envelope. No responsibility will be implied to any employee of the Department of Transportation for the premature opening of or failure to open a bid, which is not properly addressed and placed in the special envelope attached to this bulletin

3. Bids Executed by Agents of Bidder

A bid executed by an attorney or an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder shall accompany agent on behalf of the bidder.

4. Deposit Must Accompany Bid

The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Wisconsin Department of Transportation" in the amount of \$142,500.00. Failure to do so provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. Bid deposits of unsuccessful bidders will be returned to bidders at the close of the bid opening or by via certified mail without interest, as promptly as possible after the bid opening. No personal checks or cash will be accepted. Bids containing those items will be summarily rejected.

5. Minimum Bid is Required

The minimum acceptable bid for the parcel being offered for sale in this bulletin is **\$1,423,900.00**. No bids less than that amount will be accepted. Title to the property will be awarded to the party making the highest bid in acceptable form over the above stated minimum figure.

Document Number
QUIT CLAIM DEED
State Grantor

Exempt from fee: s.77.25 (2r) Wis. Stats.
RE3047 1096

THIS DEED, made by the State of Wisconsin, Department of Transportation, GRANTOR, quit claims to GRANTEE(s), for the sum of One Millions Four Hundred Twenty-Three Thousand Nine Hundred Dollars No/100 (\$1,423,900.00). Pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

Legal Description / Restrictions

LEGAL DESCRIPTION AND DEED RESTRICTIONS MARKED EXHIBIT "A" ATTACHED AND MADE PART HEREOF BY REFERENCE.

This space is reserved for recording data

Return to

Surplus Land Sales
Wisconsin Department of Transportation
2101 Wright St.
Madison, WI 53791-9449

Parcel Identification Number 282-0810-144-8441-1

As approved by the Governor of the State of Wisconsin on

(Date)

(Bureau of Highways Real Estate Manager)

(Date)

State of Wisconsin)
County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

The following described tract being part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and also part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, T4N, R12E, Town of Fulton, Rock County, Wisconsin being all of Lot 1 of a Certified Survey Map recorded as Document No. 1712272 on June 27, 2005 in Volume 28 of Certified Surveys on pages 257, 258 and 259, more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 1; thence N 23°24'30" W, 20.04 feet to the point of beginning.

Thence continuing N 23°24'30" W along the easterly right of way of State Highway "59", 338.52 feet; thence N 89°36'52" E, 143.85 feet; thence N 89°11'41" E, 390.15 feet; thence S 0°14'30" E, 312.30 feet to a point on the northerly right of way of Mallwood Drive; thence S 89°18'42" W along said northerly right of way 400.81 feet to the point of beginning.

It is expressly intended and agreed by and between the parties hereto that:

There shall be no vehicular ingress or egress between the above-described lands and the highways currently designated STH 59.

All public and private utilities located upon, over or under the above-described lands shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their facilities.

A special exception for a limited highway setback of 25 feet was approved by WIS-DOT on .

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns.

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, his/her heirs, successors and assigns

WISCONSIN DEPARTMENT OF TRANSPORTATION
SYSTEMS DEVELOPMENT, SOUTHWEST REGION - MADISON

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

Tax I.D. # is unknown at this time.

Area: ± 2.90 Acres

Parcel of Land located in the
Town of Burke, Dane County, Wisconsin

I hereby submit a bid of _____ Dollars (\$ _____) for the above tract of land subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of One-Hundred One Thousand Dollars and No/100, (\$101,000.00). Check to be made payable to: Wisconsin Department of Transportation. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor, the deposit shall be forfeited and the Department of Transportation shall take such action, as it deems necessary and appropriate to enforce the contract.

In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):

Signature of Bidder,

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

Bidders' Copy

Retain this copy for your records

Submit Bid On This Sheet

WISCONSIN DEPARTMENT OF TRANSPORTATION
SYSTEMS DEVELOPMENT, SOUTHWEST REGION - MADISON

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

Tax I.D. # is unknown at this time.

Area: ± 2.50 Acres

Parcel of Land located in the
Town of Burke, Dane County, Wisconsin

I hereby submit a bid of _____ Dollars (\$_____) for the above tract of land subject to the terms and conditions previously described in the bulletin

Payment Schedule:

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of One Hundred Eleven Thousand and No/100 (\$101,000.00) Dollars. Check to be made payable to: Wisconsin Department of Transportation. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor, the deposit shall be forfeited and the Department of Transportation shall take such action, as it deems necessary and appropriate to enforce the contract.

In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):

Signature of Bidder,

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

Place in envelope marked "Sealed Bid, Project I.D. # 1112-02-77, Parcel 13 & 14